

DALE A. CALLAWAY, CHAIRMAN  
JEFFREY M. HUDSON  
JOHN M. MILLS  
NORMAN C. RICKARD  
E. BRENT WORKMAN



2 THE CIRCLE | PO BOX 417  
GEORGETOWN, DE 19947  
(302) 855-7878 T  
(302) 854-5079 F  
sussexcountype.gov

# Sussex County Board of Adjustment

## REVISED AGENDA

OCTOBER 5, 2015

7:00 P.M.

### Call to Order

### Pledge of Allegiance

### Approval of Agenda

### Approval of Minutes for August 17, 2015

### Approval of Finding of Facts for August 17, 2015

### Public Hearings

**Case No. 11644 – Annette M. Ensley** seek variances to reduce the side yard setback, the minimum square footage for a parcel and the minimum lot width for a parcel (Section 115-42A and 115-42B of the Sussex County Zoning Ordinance). The property is located on the northwest side of Powell Farm Rd. approximately 245' south of Wesley Ave. 911 Address: 32214 Powell Farm Rd., Frankford. Zoning District: GR. Tax Map: 134-11.00-80.00 and 134-11.00-79.00

**Case No. 11645 – Ryan & Joelle Nosia** seek variances to reduce the side yard and front setbacks (Section 115-42B, 115-183C, and 115-185F of the Sussex County Zoning Ordinance). The property is located on the southeast side of Pintail Dr. approximately 413 ft. north of Swann Dr. 911 Address: 36958 Pintail Dr., Selbyville. Zoning District GR. Tax Map: 533-12.16-58.00

**Case No. 11646 – Michael Huffer and Melissa Huffer** seek variances to reduce the front yard and side yard setbacks (Section 115-42B of the Sussex County Zoning Ordinance). The property is located on the northwest side of Blue Teal Rd. approximately 0.24 miles north of Swann Dr. 911 Address: 37049 Blue Teal Rd., Selbyville. Zoning District: GR. Tax Map: 533-12.16-434.00



**Case No. 11647 – Lisa L. Willie and William L. Willie, Jr.** seek variances to reduce the front yard and side yard setbacks (Section 115-42B, 115-183C, and 115-182B & D of the Sussex County Zoning Ordinance). The property is located on the southeast corner of Mallard Dr. and Swann Dr. 911 Address: 37631 Swann Dr., Selbyville. Zoning District: GR. Tax Map: 533-12.16-142.00

**Case No. 11648 – Nicholas & Heather Shevland** seek a special use exception to operate a daycare facility (Section 115-40C and 115-210A(3)(e) of the Sussex County Zoning Ordinance). The property is located on the northwest side of Parker House Rd. approximately 0.24 miles south of Beaver Dam Rd. 911 Address: 33572 Parker House Rd., Frankford. Zoning District: GR. Tax Map: 134-16.00-698.00

**Case No. 11649 – Nancy Tankelson & Francois Reverdy** seek variances to reduce the side yard setback (Section 115-34B and 115-185D of the Sussex County Zoning Ordinance). The property is located on the southeast corner of Josephine St. and Fisher St. 911 Address: 38386 Josephine St., Rehoboth Beach. Zoning District: MR. Tax Map: 334-20.09-138.00

**Case No. 11650 – David W. and Carolyn E. Smith** seek variances to reduce the side yard setbacks (Section 115-34B of the Sussex County Zoning Ordinance). The property is located on the southeast side of Smiths Landing approximately 135 ft. south of Oak Orchard Rd. 911 Address: 28590 Smith Landing, Millsboro. Zoning District: MR. Tax Map: 234-35.05-121.00

### **Old Business**

**Case No. 11612 – 19366 Coastal Highway, LLC** seek a special use exception to replace an existing billboard and variances from the side yard setback, the separation from another billboard, height, the distance from public lands and maximum square footage for a billboard (Section 115-159.5B(2), 115-159.5B(3), 115-159.5C, and 115-210A(3) of the Sussex County Zoning Ordinance). The property is located on the west side of Coastal Hwy. (Rt.1) between Miller Rd. and Airport Rd. 911 Address: 19366 Coastal Hwy., Rehoboth Beach. Zoning District: C-1. Tax Map: 334-13.00-325.29

**Case No. 11631 – James & Donna Brittingham** seeks a variance to reduce the front yard setback (Section 115-25C of the Sussex County Zoning Ordinance). The property is located on the north side of Beauchamp Ln. approximately 285 ft. east of Beaver Dam Rd. 911 Address: 21647 Beauchamp Ln., Harbeson. Zoning District: AR-1. Tax Map: 234-10.00-103.12

**Case No. 11632 – Fiore Properties, LLC** seeks a special use exception to operate a bed and breakfast inn (Section 115-23C(14) and 115-210A(3)(o) of the Sussex County Zoning Ordinance). The property is located on the east side of Beaver Dam Rd. approximately 1500 ft. north of Holly Mount Rd. 911 Address: 20415 Beaver Dam Rd., Harbeson. Zoning District: AR-1. Tax Map: 234-10.00-103.10

### **Other Business**

**Case No. 11204 – Bay Twenty LLC** seeks a special use exception for additional “temporary” ground signs (Section 115-159G of the Sussex County Zoning Ordinance). The property is located south of Rt. 20 (Zion Church Rd.) corner of Rd. 382A (Johnson Rd.) within Foxhaven Subdivision. 911 Address: None Available. Zoning District GR. Tax Map: 533-11.00-45.01 and 46.03

**Time Extension**

**Case No. 11445 – Gerald & Susan Friedel** seek variances to reduce the front yard and side yard setbacks (Section 115-25B of the Sussex County Zoning Ordinance). The property is located west of Rd. 348 (Iron Ln.) and being west of Segrass Ct. 275 ft. southwest of Seagrass Plantation Ln. and east of Indian River Bay. 911 Address: None Available. Zoning District AR-1. Tax Map: 134-7.00-108.00.

**Time Extension**

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Board of Adjustment meetings can be monitored on the internet at  
[www.sussexcountyde.gov](http://www.sussexcountyde.gov).

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In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on September 17, 2015, at 9:10 a.m., and at least seven (7) days in advance of the meeting.

This Agenda is subject to change to include the addition or deletion of items, including Executive Sessions, which arise at the time of the Meeting.

Agenda items listed may be considered out of sequence.

Revised: September 22, 2015 (to include Minutes & Finding of Facts for August 17, 2015)

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